



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: *for* George Homewood, AICP, Director of City Planning *sum*

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1100 Matthew Henson Street

DATE: October 9, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	1100 Matthew Henson Street	<b>Neighborhood:</b>	Titustown
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	30 Ft. x 100 Ft.
<b>House Size: (Width x Depth)</b>	24 Ft. x 44 Ft.	<b>Square Footage:</b>	1503 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



## Department of Planning and Community Development Zoning Certification for Non-Standard Lots

### Applicant Information

<b>Applicant Name:</b>	LRJ Developers, LLC	<b>Date of Application:</b>	March 5, 2015
<b>Mailing Address:</b>	429 Middlesex Avenue		
<b>City, State, Zip Code:</b>	Norfolk, VA 23504		
<b>Phone Number:</b>	757-276-1449	<b>E-Mail:</b>	

### Property Information

<b>Location:</b>	100 Matthew Henson Street	<b>Neighborhood:</b>	Titustown
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	30 Feet X 130 Feet
<b>Proposed House Size:</b>	24 Feet x 44 Feet	<b>Square Footage:</b>	1503 SF

The proposed building plans and elevations for development of the site at 1100 Matthew Henson Street and located in the Titustown neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

60 *George M. Newcomb III*  
George Homewood, AICP, Director  
City Planning  
BC: City Manager's Office  
Planning Director  
Program Manager  
Building Official

October 2, 2015  
Date



INSTALL RIDGE  
VENTS PER ROOF  
PLAN  
TRIANGULAR RIDGE VENT  
TO MATCH ROOF PITCH

BRACKET, SEE 8/A2.1

CEDAR SHAKES, TYP.

DRIP CAP ON 5/4x8  
FRIEZE BOARD, TYP.

ASPHALT SHINGLES  
ON 15# FELT ON 1/2"  
OSB W/CLIPS ON  
ROOF FRAMING

OPT. ALUM. GUTTER  
ON 1x6 FASCIA

NOTE:  
(1) LAYER OF 5/8" TYPE  
"X" GWB ON LEFT SIDE  
EXTERIOR WALL, FASCIA  
AND SOFFIT TO ACHIEVE  
REQUIRED FIRE RATING.

5" LAP SIDING

5/4x4 WINDOW &  
DOOR TRIM, TYP.

12" TAPERED COLUMN,  
TYP. SEE 6/A2.1 FOR  
DETAILS AND OPTIONS

5/4x4 CORNER  
BOARD, TYP.

SEE ELEVATION NOTES  
REGARDING PORCH  
GUARDRAIL & HANDRAIL  
REQUIREMENTS

ROWLOCK, TYP.

DRIP CAP ON 5/4x8 TYP.

WOOD STEPS

BRICK FOUNDATION

1  
A2.1 FRONT ELEVATION

1/4" = 1'-0"

2ND  
WIND

7'-0"  
8'-1 1/2"

2'-5"  
KNEEWALL HT.  
ROOF

2ND

1'-2 3/4"

WIND

7'-6"  
9'-1 1/2"

SUI

GRA

